

110.A

0001

0083.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
760,200 / 760,200
760,200 / 760,200
760,200 / 760,200
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		ORIENT AVE, ARLINGTON

OWNERSHIP

Owner 1:	WU RONGRONG	Unit #:	83
Owner 2:			
Owner 3:			

Street 1: 83 ORIENT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LEACH MATTHEW W & BETH A -

Owner 2: -

Street 1: 83 ORIENT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2011, having primarily Vinyl Exterior and 1700 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	7293																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	760,200			760,200		314423
							GIS Ref
							GIS Ref
							Insp Date
							04/20/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	760,200	0	.	.	760,200		Year end	12/23/2021
2021	102	FV	747,200	0	.	.	747,200		Year End Roll	12/10/2020
2020	102	FV	734,100	0	.	.	734,100	734,100	Year End Roll	12/18/2019
2019	102	FV	694,300	0	.	.	694,300	694,300	Year End Roll	1/3/2019
2018	102	FV	632,700	0	.	.	632,700	632,700	Year End Roll	12/20/2017
2017	102	FV	568,600	0	.	.	568,600	568,600	Year End Roll	1/3/2017
2016	102	FV	536,700	0	.	.	536,700	536,700	Year End	1/4/2016
2015	102	FV	533,000	0	.	.	533,000	533,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEACH MATTHEW W	71247-460	1	6/29/2018		808,000	No	No		
ANDERSON-FERRER	62482-421		8/20/2013		580,000	No	No		
ORIENT AVENUE L	59208-100		5/31/2012		510,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2017	551	Redo Bas	14,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Measured	DGM	D Mann
5/13/2013	NEW CONDO	BR	B Rossignol
8/31/2012	MLS	EMK	Ellen K
7/31/2012	Measured	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good			OF=EXTRA SINK IN MBATH.															
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 4	- Vinyl			A HBth:	Rating:																		
Sec Wall:				OthrFix: 1	Rating: Very Good																		
Roof Struct: 1	- Gable			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1															
Color: GRAY				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Frl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2															
Year Blt: 2011	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdict: G14	Fact: .			Floor: M	- Multi-Level			Totals				RMs: 5	BRs: 3	Baths: 2	HB 1								
Const Mod:				% Own: 50.000000000																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: VG - Very Good	2.4 %			Exterior:	No Unit			RMS	BRs	FL									
Prim Int Wal	1 - Drywall			Functional:				Interior:	1			5	3										
Sec Int Wall:				Economic:				Additions:															
Partition: T	- Typical			Special:				Kitchen:															
Prim Floors: 3	- Hardwood			Override:				Baths:															
Sec Floors:				Total:	2.4 %			Plumbing:															
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ: 250.00				Heating:															
Bsmnt Gar: 1				Size Adj.: 0.85294116				General:															
Electric: 3	- Typical			Const Adj.: 1.04989493				COMPARABLE SALES				SUB AREA											
Insulation: 3	- Typical			Adj \$ / SQ: 223.875				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL										
Int vs Ext: S				Other Features: 61995								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Heat Fuel: 2	- Gas			Grade Factor: 1.10								GLA	Gross Liv Ar	1,700	223.870	380,587							
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.60000002																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 778944																			
% Com Wal	% Sprinkled			Depreciation: 18695																			
				Depreciated Total: 760250																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS																PARCEL ID 110.A-0001-0083.0				IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	AssessPro	Patriot Properties, Inc			
More: N	Total Yard Items:				Total Special Features:						Total:												